



£224,995
35 Winchester Road
Portsmouth, PO2 7PS

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this three double bedroom, mid-terraced property located in Winchester Road, Buckland. The accommodation on offer comprises two reception rooms, a 12ft fitted kitchen, a fitted bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 32ft rear garden. We feel this property would be ideally suited to first time buyers and investors alike, so contact our Portsmouth branch to arrange your viewing! 02392 661 662





OBSCUE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Wall mounted meters and fuse board, door to reception room one, doorway to reception room two, laminate flooring.

RECEPTION ROOM ONE 10' 1" into recess x 9' 7" (3.07m x 2.92m) PVC double glazed window to front aspect, laminate flooring, radiator, two obscure borrowed light windows to reception room two.

RECEPTION ROOM TWO 12' 7" x 10' 2" into recess (3.84m x 3.1m) PVC double glazed door to garden, radiator, laminate flooring, feature fireplace, door to.

INNER LOBBY Radiator, laminate flooring, PVC double glazed door to garden, stairs to first floor, under stairs storage cupboard, door to.

KITCHEN 12' 8" x 7' 10" (3.86m x 2.39m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for cooker with extractor hood over, space for fridge/freezer, plumbing for washing machine, tiled to principal areas, laminate flooring, door to.

REAR LOBBY Obscure PVC double glazed door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, panelled 'P' shaped bath with 'Rainfall' style shower over, pedestal mounted wash basin, close coupled WC, radiator, extractor fan, black sparkling panelling.

FIRST FLOOR LANDING Loft hatch, PVC double glazed window to side aspect, doors to.

BEDROOM ONE 12' 6" x 10' 1" into recess (3.81m x 3.07m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' 1" into recess x 9' 7" (3.07m x 2.92m) PVC double glazed window to rear aspect, radiator, built in storage.

BEDROOM THREE 10' 7" x 7' 10" (3.23m x 2.39m) PVC double glazed window to rear aspect, radiator, wall mounted 'Glow-Worm' combination boiler.

REAR GARDEN 32' 1" x 13' 2" (9.78m x 4.01m) Mainly laid to lawn with artificial grass, paved areas, outside tap, brick built storage shed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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